



# SWAFFHAM PRIOR HALL

---

SWAFFHAM PRIOR, CAMBRIDGESHIRE



SWAFFHAM PRIOR HALL IS A DISTINGUISHED GRADE II\* LISTED MANOR HOUSE OF EXCEPTIONAL ARCHITECTURAL AND HISTORICAL SIGNIFICANCE, WHICH HAS NOT BEEN OFFERED ON THE OPEN MARKET SINCE 1751 EMPHASISING ITS ENDURING LEGACY AND RARITY.

In all about 27.36 acres

For sale as a whole or up to 3 lots

**Distances:** Cambridge City Centre 10 miles (London King's Cross from 50 minutes), Cambridge Airport 6.8 miles, Cambridge North 9.3 miles (Cambridge from 5 minutes), Newmarket 7 miles



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Swaffham Prior is a highly regarded Cambridgeshire village, situated approximately eight miles northeast of Cambridge. The village is distinguished by its historic character, centered around two medieval churches of St Mary's and St Cyriac and Julitta, alongside two working windmills and a village green. Local amenities include a well supported primary school, village hall and a traditional pub, with a wider range of amenities available in the neighbouring villages of Burwell and Swaffham Bulbeck. The surrounding countryside offers excellent opportunities for walking, cycling and riding.

Cambridge is readily accessible, providing a world renowned centre for education, research and culture, together with extensive retail, dining and leisure facilities. The city can be reached by car in approximately 20 minutes, while mainline rail services from Cambridge and Cambridge North provide fast and frequent connections to London King's Cross and London Liverpool Street, typically within 50-60 minutes, as well as services to Stansted Airport and the wider national rail network. Newmarket, the international headquarters of British horse racing, lies a short drive to the east, offering renowned training yards, gallops, racing, sales and equestrian facilities.

The approach to the house is deliberately understated, benefitting from a long gravel drive from the village before sweeping to the front of the house, where you catch a glimpse of the lime avenue parkland and lake.

**Education:** The area is also particularly well served for schooling, with an excellent range of state and independent schools in and around Cambridge, including King's & St John's College School, St Faith's, The Perse School and The Leys.

**Dining:** Cambridge: Mercado Central, Margaret's, Midsummer House, Restaurant Twenty-Two, Vanderlyle, Fancett's, Parker's Tavern, The Anchor.

**Wider Area:** The Packhorse Inn, Pea Porridge, Lark, Maison Bleue, The Weeping Willow, 1921 Angel Hill, Tuddenham Mill, The White Horse, The Leaping Hare Restaurant at Wyken Vineyard, The Dining Room at Poets House.



## LOT 1

## THE PROPERTY

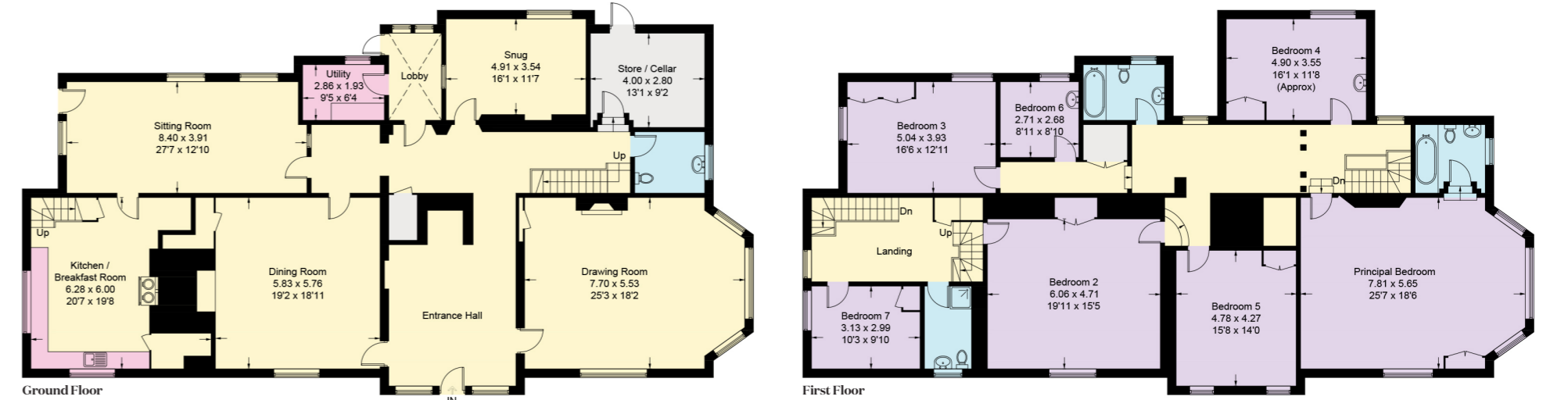
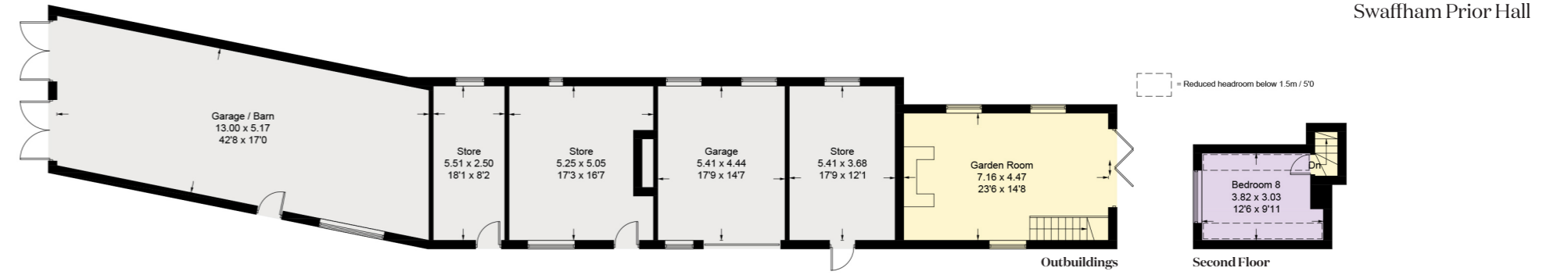
Swaffham Prior Hall is a distinguished Grade II\* Listed manor house of exceptional architectural and historical significance, which has not been offered on the open market since 1751 emphasising its enduring legacy and rarity. Dating from the 15th century, the house has evolved over time, with later additions and a sophisticated remodeling undertaken in the late 18th Century, which established much of its present external appearance.

Internally, elements of the medieval structure remain evident, including exposed timber framing, early fireplaces and door frames with carved mouldings. The principal façade benefits from elegant sash windows and Venetian glazing, while the principal entrance is framed by classical detailing of notable quality.

A central entrance hall forms the spine of the house, off which a generous drawing room and formal dining room are arranged, ideal for both entertaining and family life. The latter sits comfortably alongside a large kitchen centred around a traditional Aga, complemented by a rear sitting room with views across the grounds. A cellar provides further storage and ancillary space, in conjunction with a utility room, store room and downstairs WCs completing the ground floor.

The accommodation extends to eight bedrooms with three bathrooms and is arranged over two principal floors.





Approximate Gross Internal Area  
 Swaffham Prior Hall: 500.37 sq m / 5,386 sq ft  
 Attic: 17.48 sq m / 188 sq ft  
 Outbuilding: 180.26 sq m / 1,940 sq ft  
 Total: 698.11 sq m / 7,514 sq ft  
 For identification purposes only, not to scale.



## GARDENS

Situated around the main house, the grounds are arranged to support an established country lifestyle, with the benefit of a heated swimming pool, tennis court and a traditional Grade II Listed Garden Room which provides further outdoor entertaining space with a large inglenook fireplace. There is also a garage, workshop, potting shed and store room, as well as a large barn which could be utilised as a party barn, or converted to a gym/office space.



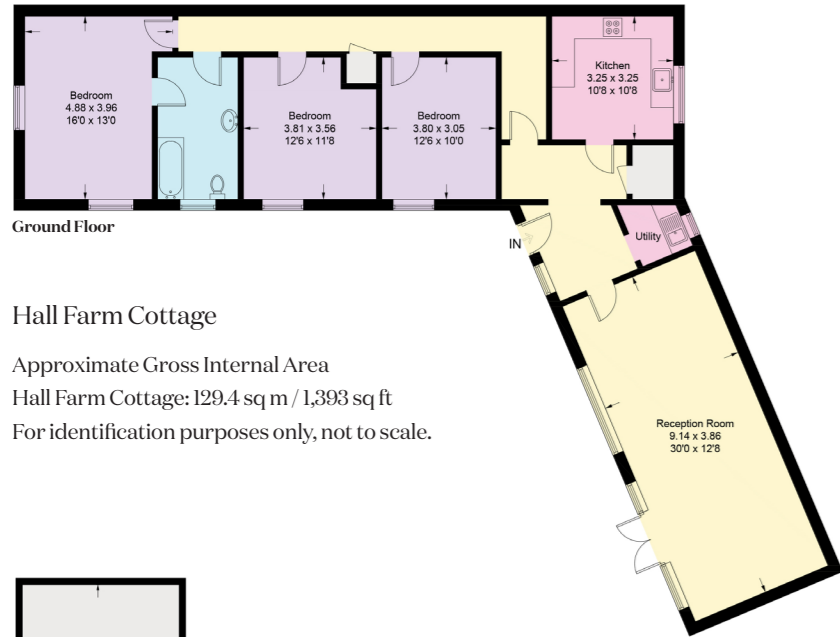
## LOT 2

### HALL FARM

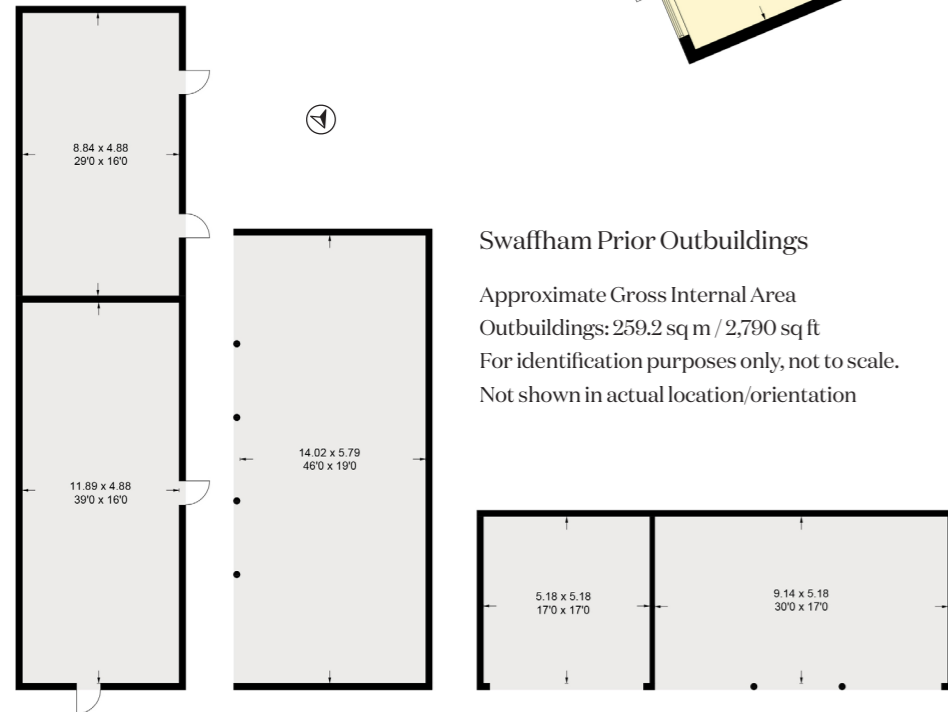
Lot 2 extends to 0.82 acres and includes a number of outbuildings, all of which benefit from independent access from the High Street. We are aware of a historic planning permission granted in 1997 for the conversion of these buildings into four separate dwellings. One of the buildings was converted to a 3-bedroom cottage which is currently let on an informal basis to staff. Existing structures include a triple cart lodge, and a range of agricultural buildings.

Although the conversion works were not fully completed with the wider scheme, the sale proceeds on the basis that the planning consent was lawfully implemented within the relevant period, and it is therefore understood to remain valid into perpetuity. Prospective purchasers are advised to rely on their own investigations, searches and professional advice in respect of the planning position.





**Hall Farm Cottage**  
 Approximate Gross Internal Area  
 Hall Farm Cottage: 129.4 sq m / 1,393 sq ft  
 For identification purposes only, not to scale.



# LOT 3 LAND AT HALL FARM

Lot 3 extends to 9.41 acres of pasture and is currently let on a Farm Business Tenancy (FBT) for grazing. Two fields form part of Lot 3 and are accessed off Station Road. There are two small parcels of woodland abutting the road. Given the proximity to the village and its situation on the periphery of the development envelope, a prospective purchaser may look at the parcel with long term development potential.



## PROPERTY INFORMATION

### METHOD OF SALE

The property is offered for sale freehold as a whole or up to 3 lots with vacant possession by private treaty.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a public footpath across Lot 3.

### SERVICES

Mains water, electricity and oil fired central heating with private drainage.

### FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden and agricultural machinery.

### PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### LOCAL AUTHORITY

East Cambridgeshire District Council

### COUNCIL TAX BAND & EPC RATINGS

Swaffham Prior Hall: Council Tax Band H | EPC Rating E  
 Hall Farm Cottage: Council Tax Band E | EPC Rating F

### SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned, are included in the freehold sale.

### POSTCODE & WHAT3WORDSS

CB25 0LD | chew.hobbyists.promoted

Viewings are strictly by prior appointment with Knight Frank. Please contact:

**Georgie Veale**  
 07870 800261  
 georgie.veale@knightfrank.com

**James Harmer**  
 01223 972910  
 james.harmer@knightfrank.com

**Knight Frank Cambridge**  
 20 Station Road  
 Cambridge CB1 2JD

**Knight Frank Cambridge**  
 20 Station Road  
 Cambridge CB1 2JD



Your partners in property

[knightfrank.com](https://www.knightfrank.com)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated April and May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. © Designed & produced by Bespoke Brochures | [bespokebrochures.co](https://www.bespokebrochures.co)

